

Report of the Head of Development Management and Building Control

Address: 46 GREAT CENTRAL AVENUE RUISLIP
Development: Retention of single storey side extension and external rear alterations
LBH Ref Nos: 78266/APP/2024/160

Drawing Nos: Location Plan
013-03200
013-03210
013-03220
013-03221
013-03222
013-03230
013-03226

Date Plans received: 22-01-2024 **Date(s) of Amendments(s):**

Date Application valid 22-01-2024

RECOMMENDATION: Approval subject to Conditions

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a single storey bungalow-type end of terrace dwelling located on the southern side of Great Central Avenue, Ruislip. The property is attached to No. 48 Great Central Avenue to the eastern boundary and forms a row of three attached bungalows in this section. The dwelling benefits from front and rear gardens and a relatively generous sized side garden.

The property falls within a residential area of Hillingdon, which is characterised opposite and further to the east by a row of terraced bungalow-type dwellings that are of a similar size, design and form to that of the application property. The properties are set back from the main road to incorporate a front garden with a uniform low brick wall as the front boundary treatment.

The site is not subject to any heritage designation, not being a statutory or locally listed building, nor falling within a designated conservation area.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey side extension. This extension has already been constructed, and therefore this application is retrospective.

The proposed side extension measures a width of 3 metres and has a length of 5.92 metres. The

extension has a slightly pitched roof to a maximum height of 3 metres, with eaves to 2.85 metres. One small window features in the side elevation and one larger window is added to the rear elevation.

It is also proposed to enclose a partially open back porch to provide more floor area for the kitchen.

This application has been referred to the planning committee for determination as the applicant is the London Borough of Hillingdon.

1.3 Relevant Planning History

78266/APP/2023/2630 46 GREAT CENTRAL AVENUE RUISLIP

Erection of a single storey extension to side (Application for a Certificate of Lawful Development for a Proposed Development).

Decision: 05-01-2024 Refused

Appeal:

Comment on Planning History

An application for a Lawful Development Certificate for a proposed single-storey side extension was refused in January 2024 (ref. 78266/APP/2023/2630). The proposal was not considered permitted development as the proposed eaves on the side extension would exceed the height of the eaves of the original bungalow. Therefore, planning permission is required.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not Applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

PUBLIC CONSULTATION

16no. neighbours were consulted on 30.01.2024, with the consultation period expiring on 20.02.2024. One representation was received objecting to the development, with comments summarised as follows:
-The extension has already been built; and
-Unsignificantly and out of keeping with the design of the original property.

Planning Officer Comments: Duly noted. Full consideration of the design is included in the main body of this committee report. The proposal description has been updated in part to reflect the retrospective nature of the application. Given that the description update provides clarity on the proposal (but the proposed drawings remain unchanged) it is not considered necessary to re-consult.

South Ruislip Residents Association: No representation received.

INTERNAL CONSULTEES

Highways Officer: There are no highway related implications with this proposal, hence there is no comment made.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development
DMHB 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
LPP D3 (2021) Optimising site capacity through the design-led approach
NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality and the impact upon the amenities of adjoining occupiers.

CHARACTER & APPEARANCE

Paragraph 135 of the NPPF (2023) states that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

In specific regard to rear extensions, paragraph A1.10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that "the size and width of a side extension should not dominate the original property and should appear subordinate to the main house. It should also reflect the architectural style of the main building." In respect to the subject single storey side extension,

Policy DMHD 1 (Alterations and Extensions to Residential Developments), Part C (i) sets out that "side extensions should not exceed half the width of the original property;

The single-storey side extension extends approximately 5.92m along the original side elevation of the dwelling. The width of the extension spans 3m, which is less than half the width of the original dwelling which is approximately 6.7m wide. The maximum height is 3m.

Officers note that there exists a pleasing consistency and uniformity to the surrounding built form, with specific reference to the row of terraced, bungalow dwellings, opposite, and to the east to which the application dwelling is related. The application dwelling forms a row of three bungalows on the southern side of Great Central Avenue and is mirrored by an identical row of three bungalows to the east, separated by Priors Gardens. There is also regularity in the plot ratios, with a similar lawned area retained to each end terrace bungalow which adds to the established character and appearance of this section of the streetscene.

The side extension would be in accordance with the parameters set out in Policy DMHD 1 relating to side extensions, not exceeding half the width of the original bungalow. As such, it is considered that the proposed resulting single-storey side extension would appear as a sufficiently subordinate addition when compared to the size and scale of the host dwelling.

Officers consider that the proposed side extension would generally harmonise with the scale, form and proportions of the original host dwelling. Officers note the representation raising objection to the side extension relating to concerns that the extension is out of keeping with the streetscene and host dwelling. Officers acknowledge that it is regrettable that fenestration is not included to the front elevation to give some balance to this particular facade.

During the course of the assessment, officers sought further information from the applicant regarding the reasoning for the front elevation to be shown without any fenestration and officers understand that the internal layout has dictated this to a large extent. The side extension accommodates an additional bedroom and bathroom, with the latter featured to the front. The lack of fenestration to the front and alternative reliance on the addition of a side window would afford greater privacy to the user of the dwelling, especially to a wheelchair user. The positioning of the extension set back from the principal front elevation of the dwelling and the use of good-quality materiality in the form of matching brick type and colour to the original dwelling, in combination, are other matters to be considered positively in the balancing exercise.

Whilst the side extension would introduce built form to the side of the dwelling which does not exist on the rest of the row of bungalows on the southern side of Great Central Avenue, officers do not find the overall scale and design to be unduly excessive. It is also of note that the application site is not subject to any restrictive land use designations, meaning a similar form of development could be achieved under permitted development.

Given the modest scale, the single storey side extension would acceptably maintain the spaciousness of the plot.

It is considered that the proposed single-storey side extension would not appear unduly dominant to the existing dwelling. On balance, officers consider that side extension would broadly reflect the architectural style of the original dwelling.

In respect to the enclosure of the back porch, this is considered a logical addition to provide more usable internal floor space. The proposed infill and materials would integrate appropriately with the appearance of the original dwelling.

The proposed development would broadly complement the character and appearance of the original dwelling. Therefore, the proposed development is found to be in accordance with Policy DMHB 4 and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), as well as Paragraph 135 of the National Planning Policy Framework (2023).

IMPACT UPON NEIGHBOURING AMENITY

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

No. 48 Great Central Avenue is the attached bungalow to the east. The single-storey side extension is attached to the western flank wall of the host dwelling. As such, it would not impact upon the living conditions of the neighbouring occupiers at No.48 Great Central Avenue which is located to the east of the site.

To the southwest and west of the application property, No. 44 immediately adjacent and No. 42 further westwards, are each set back at some distance to be positioned in broad alignment with the rear of the application dwelling. The access driveway associated with No. 44 runs along the western perimeter closest to the application dwelling. It is, therefore, considered that the proposed single storey side extension would not adversely impact the residential amenities currently enjoyed by the occupiers of either No.42 or 44 Great Central Avenue.

No other properties would be affected by the proposal and given separation distances, and its single storey height would not give rise to loss of privacy and overlooking.

The proposal complies with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) in terms of residential amenity.

OTHER MATTERS

STANDARD OF ACCOMMODATION

Light and Outlook

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

EXTERNAL AMENITY SPACE

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained.

Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development

Management Policies (2020) sets out that 2-bedroom dwellings should have 60sqm of external amenity space. The resulting development would retain approximately 60 square metres of private external amenity space and so would comply in this respect.

The proposal would therefore not undermine the provision of external amenity space for the occupants of the host dwelling, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

PARKING & HIGHWAY SAFETY

The proposal would result in an increase in the number of bedrooms within the application property as a result of the increased footprint, with an increase of 1no. double sized bedroom.

No significant highway safety concerns are raised given the scale of the development. As such, it is considered that the proposed development would not significantly exacerbate the demand for on-street parking or prejudice highway safety, in compliance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

CONCLUSION

The main body of this committee report demonstrates that the proposed development complies with the aims and objectives of the relevant policies set out in the National Planning Policy Framework (2023), the London Plan (2021), Hillingdon's Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020).

It is concluded that the proposal complies with the development plan, and taking all matters into account, that planning permission should be granted, subject to the recommended conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Location Plan, 013-03200, 013-03210, 013-03220, 013-03221, 013-03222, 013-03230 and 013-03226.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. HO6 Obscure Glazing

The side elevation window serving the shower room shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties/ to protect the privacy of the occupier of the application site in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

Standard Informatives

1. The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it Article 6 (right to a fair hearing); Article 8 (right to

respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2. The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development
DMHB 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
LPP D3 (2021) Optimising site capacity through the design-led approach
NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places

3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
5. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
6. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto

the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

7. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Civic Centre, Uxbridge, UB8 1UW.
8. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
9. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
10. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
11. To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

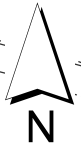
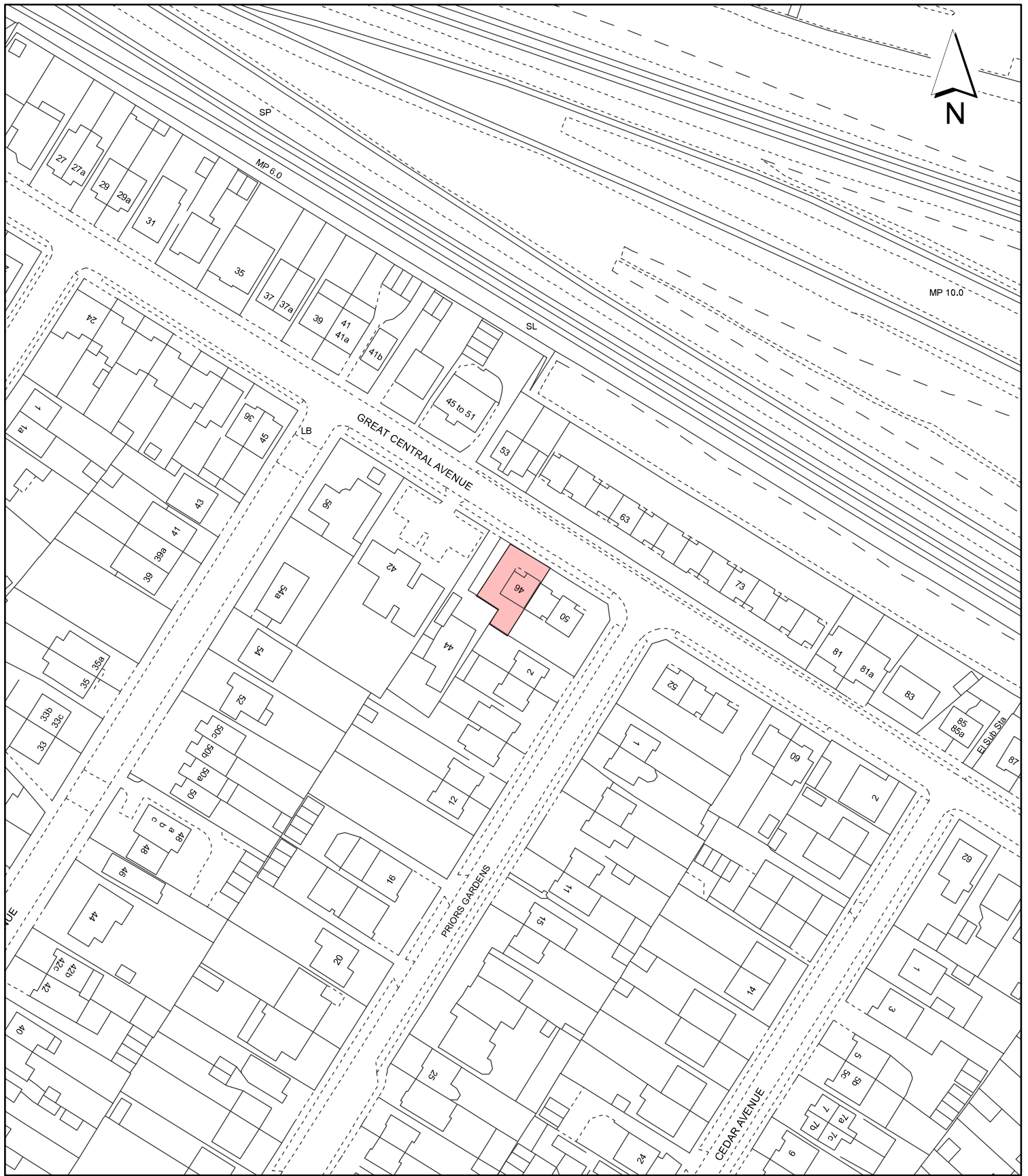
12. You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer:

Helen Harris

Telephone No:

01895 250230



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2020 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p>46 Great Central Avenue Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 01895 250111</p>
	<p>Planning Application Ref:</p> <p>78266/APP/2024/160</p>	<p>Scale:</p> <p>1:1,250</p>	
	<p>Planning Committee:</p> <p>Minor</p>	<p>Date:</p> <p>May 2024</p>	
			